



FIRST FLOOR  
537 sq.ft. (49.9 sq.m.) approx.

SILVERMAN  
BLACK  
PROPERTY SPECIALISTS







## 121 Westminster Road

Sutton, SM1 3NQ

Price Guide £250,000

Silverman Black are delighted to present this spacious and well maintained one bedroom first (top) floor, leasehold flat with a good size private section of rear garden, located in a convenient residential location within easy reach of both the St Hellier Hospital and Carshalton BR station being sold with a new lease upon completion. Renovated internally to a high standard by the current owners, the property has had a sympathetic course of renovation throughout including new flooring and lighting, new bathroom suite, new built in cupboards in the bedroom, while the kitchen has been reconfigured to offer greater space so as to include a dining table and also a "utility cupboard" to provide separate washer and dryer facilities. Externally the property is set back from the road via a small green and enjoys a private, southwesterly facing garden approximately 30 - 40 ft which incorporates a good sized shed and small sundeck to the rear. Other benefits include Gas Central Heating, Double Glazing throughout and a new lease upon completion. Call the office today to book your appointment on 0208 773 2929



- Renovated one bedroom, first floor apartment with private rear garden.
- To be sold with a new lease upon completion. Terms to be agreed via solicitors.
- High standard of renovation, from flooring to lighting and new kitchen and bathroom suites, new built in cupboards and redecoration throughout.
- Perfect purchase for First Time Buyers or Investors.
- Gas Central Heating and Double Glazing.
- Current EPC: 60 (C) Potential EPC: 61 (C)
- Council Tax Band "B"
- Call Silverman Black on 0208 773 2929 to arrange your appointment.

